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BK 495 PG 416
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

4/06/03 4:42:37
BK 496 PG 411
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

This Instrument prepared by and upon recording return to:

Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, GA 30309-3424
(404) 881-7000
Attn: Joseph All

Indexing Instructions:

The real property described herein is situated in the Northwest Quarter of Section 31, Township 1 South, Range 7 West of DeSoto County, Mississippi

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned **INDUSTRIAL DEVELOPMENTS INTERNATIONAL, INC.**, a Delaware corporation which is registered to do business in the State of Mississippi, Grantor, does hereby grant, bargain, sell, convey and warrant unto **GROVE PARTNERS, LLC**, a Mississippi limited liability company, Grantee, the following described real property located and situated in DeSoto County, Mississippi, and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD, the above described real property, together with all easements, improvements situated thereon, and all appurtenances thereunto belonging (collectively, the "Property") unto the said Grantee, its heirs, successors and assigns in fee simple forever. No personalty is conveyed or is intended to be conveyed hereby.

This Deed and the warranty of title contained herein are made expressly subject to the list of permitted title exceptions set forth on Exhibit B attached hereto and made a part hereof.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

ATL01/11142403v1/ s2

~~Signature of Charles Drennon~~

~~Alston & Bird~~ Charles Drennon enr

WITNESS THE SIGNATURE of the undersigned Grantor, this the 22 day of March, 2005.

**INDUSTRIAL DEVELOPMENTS
INTERNATIONAL, INC.**, a Delaware
corporation

By: 

Name: Timothy J. Gunter

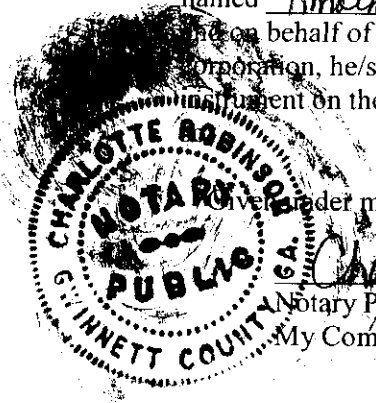
Title: Secretary

STATE OF GEORGIA

COUNTY OF FULTON

Personally appeared before me, the undersigned authority in and for State aforesaid, the within named Timothy J. Gunter who acknowledged that as Secretary for and on behalf of and by authority of Industrial Developments International, Inc., a Delaware corporation, he/she signed and executed the above and foregoing instrument and delivered said instrument on the day and year therein mentioned, after first having been duly authorized to do

so, I have hereunder my hand and seal of office this 23 day of March, 2005.



Charlotte Robinson

Notary Public:

CHARLOTTE ROBINSON

My Commission Expires:

Notary Public, Gwinnett County, Georgia
My Commission Expires Oct. 6, 2005

Grantor:

Industrial Developments International, Inc.
3424 Peachtree Road, Suite 1500
Atlanta, Georgia 30326
Telephone: (404) 479-4000

Grantee:

Grove Partners, LLC
c/o McCullar Realty Company
6075 Poplar Avenue
Suite 502
Memphis, TN 38119
Attn: Meredith L. McCullar
Telephone: (901) 767-3766

EXHIBIT A TO SPECIAL WARRANTY DEED

~~Lot 7G, Sixth Revision, Section B, Briargate Commercial Subdivision in Section 31, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as shown on plat of record in Plat Book 85, Page 18 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description~~

Lot 7G, Final Plat, 5th Revision to Section "B" of Briargate Commercial Subdivision in Section 31, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, as shown on plat of record in Plat Book 78, Pages 2-3 in the Office of the Chancery Court Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description.

EXHIBIT B TO SPECIAL WARRANTY DEED

1. Taxes and assessments for the year 2005 and subsequent years.
2. Right-of-Way Instrument in favor of Entergy Mississippi, Inc. recorded in Book 373, Page 784, in the office of the Chancery Clerk of DeSoto County, Mississippi.
3. Building Lines, Utility Easements and Notes as shown on Final Plat, Fifth Revision to Section "B" Briargate Commercial Subdivision, of record in Plat Book 78, Pages 2 – 3, and Final Plat, Sixth Revision to Section "B", Briargate Commercial Subdivision, of record in Plat Book 85, Page 15, in the Chancery Court Clerk's Office of DeSoto County, Mississippi (Note: Prior Revisions to said Final Plat, Fifth Revision, were superseded).
4. Drainage Easements reserved pursuant to the Second Amendment to Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Goodman Road Business Park (AKA Briargate Commercial S/D) and Reservation of Drainage Easements of record in Book 495, Page 411*, in the Chancery Court Clerk's Office of DeSoto County, Mississippi.
5. Matters shown on that certain ALTA/ACSM Boundary Survey dated February 21, 2005 and revised March 24 by Jones-Davis & Associates, Inc.

* (as re-recorded in Book 496, Page 406)

Scrivener's Note: This Instrument is being re-recorded for the purpose of (a) correcting and revising Exhibit A by restating the legal description to refer to the Fifth Revision of the Final Plat at Plat Book 78, Pages 2-3, rather than the Sixth Revision as previously referenced, and (b) supplementing Exhibit B to reflect the re-recording information for the permitted title exception referenced in No. 4. as shown.